



FACT SHEET: 221 N. Mathilda Ave.

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PROJECT PLANNER: Noren Caliva-Lepe
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PARCEL DATA:

- APN: 165-27-010
- Current Uses: Single-family home and nursery (Mellow's Nursery)
- Lot Size: Approximately 4.3 acres
- General Plan Designation: Industrial
- Zoning: M-S (Industrial & Service)
- PPD (Peery Park District)

HISTORY:

- The existing home was constructed in 1915.
- The site is listed on the City's Heritage Resources Inventory due to the architectural significance of the home and association with W.E. Crossman.

GOAL:

- Encourage preservation of the site or redevelopment consistent with Zoning and General Plan designations.
- Redevelopment will be subject to the future Peery Park Specific Plan. Information and updates on the Specific Plan can be found at PeeryPark.InSunnyvale.com.

USES:

- Office and research and development uses are permitted and are best suited for the site.
- Hotels and motels may be conditionally permitted.
- Residential uses are strongly discouraged.
- The site is located within the Moffett Field flight path and is subject to the Santa Clara County Comprehensive Land Use Plan (CLUP). The CLUP discourages hotel and residential uses on this site.
- A full list of permitted, conditionally permitted, and prohibited uses is listed in Sunnyvale Municipal Code Section 19.22.030.

DEVELOPMENT PROCESS & ENVIRONMENTAL REVIEW:

- If redevelopment of the site is considered, a Preliminary Review (PR) application is recommended. The PR process generally takes 2 to 4 weeks.
- Major exterior changes or redevelopment of the site will require a historic evaluation to determine if the site should be removed from the Heritage Resources Inventory, for approval by the Heritage Preservation Commission (HPC).
- Office or research and development up to 35% FAR may be reviewed through a Design Review application and must achieve LEED Silver level. FAR may be increased to 45% or height by 10 feet if LEED Gold level with United States Green Building Council (USGBC) certification is achieved. The project will be subject to green building requirements at the time of submittal.
- Office or research and development greater than 35% FAR and without the green building incentive will require a Use Permit application. A TDM (Transportation Demand Management) Plan will be required and the project must achieve LEED Gold.

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- Hotels and motels require a Use Permit.
- Residential uses require a change in the General Plan and Zoning designations. Residential uses are strongly discouraged on this site. Extensive environmental review would be required to analyze existing conditions and surrounding uses and activities.
- The findings of the historic evaluation and HPC decision will impact the level of environmental review (likely a Mitigated Negative Declaration or Environmental Impact Report). Other technical studies may include a transportation impact analysis, air quality study, noise study, arborist report, biological study, Phase I/II environmental study, and clearance from the Federal Aviation Administration (FAA).

GENERAL DEVELOPMENT STANDARDS:

- Key industrial zoning standards, such as lot coverage, setbacks, parking and landscaping, are listed in the table below. The Peery Park Specific Plan may contain different development standards than those listed.
- Corner and driveway vision triangles must be maintained clear of obstructions over 3.5 feet in height, including landscaping, fences, signs and buildings. Parking is prohibited within vision triangles.
- A Stormwater Management Plan will be required, subject to the C.3 requirements.
- Public improvements may include, but are not limited to, construction of new sidewalks and streetlights along all street frontages and undergrounding utilities.
- Redevelopment of the site will require inclusion of publicly visible artwork equal to 1% of the construction valuation.
- Redevelopment within the Peery Park District is subject to increased noticing and may trigger a higher level of review (i.e. City Council).

INDUSTRIAL ZONING STANDARDS:

<i>Front Setback Minimum</i>	<i>35 ft. on Mathilda Ave. 25 ft. on California Ave. & Sobrante Way</i>
<i>Side Setback Minimum</i>	<i>0 minimum</i>
<i>Rear Setback Minimum</i>	<i>None</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Maximum Floor Area Ratio¹</i>	<i>35%</i>
<i>Height Limitation</i>	<i>75 ft. and 8 stories</i>
<i>Solar Shading</i>	<i>10% maximum of adjacent rooftop areas</i>
<i>Parking for Typical Uses:</i> <i>Research and Development, General Industrial, or Corporation Office Uses</i> <i>Hotels</i> <i>*See SMC 19.46 for a full list of parking uses</i>	<i>2 spaces per 1,000 sq. ft. minimum with a maximum of 4 spaces per 1,000 sq. ft. (compact spaces are prohibited)</i> <i>0.8 spaces per hotel room minimum with a maximum of 1.2 spaces per hotel room (compact spaces are prohibited)</i>
<i>Landscaping</i>	<i>20% of lot or 10% of floor area, whichever is greater</i> <i>Parking lot landscaping to provide 50% shading within 15 years of planting</i> <i>15 ft. frontage strip required</i>

¹Does not include green building incentive.